

**MARTINSVILLE PLAN COMMISSION  
MEETING MINUTES  
August 28, 2007**

Chairman David Trout called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, August 28, 2007, in the Council Chambers of City Hall, Martinsville, IN.

**ATTENDANCE:** Those members present were:

Douglas Arthur  
Terry Collier  
Shirley Fleck  
Ross Holloway  
Grady Howard  
Mike Kirsch  
Marilyn Siderewicz, Secretary  
Joanne Stuttgen  
David Trout  
Rod Bray, Attorney

**MINUTES:**

The minutes of the July 24, 2007, meeting were approved upon a motion by Douglas Arthur and a second by Shirley Fleck. Motion passed unanimously.

**PRESENTATION:**

A group was present from the Center of Urban Policy on the grant program for I-69. Included in the group were Jamie Palmer, Steve Smith, Heather Powell, and Jill Reddig. Jamie Palmer made the presentation to the Commission. Ms. Palmer is part of the consultant team that is working for INDOT. Pass outs were distributed to the members of the Plan Commission. Ms. Palmer gave a brief over view of the program and at the end answered questions.

The Plan Commission will handle the application for the grant money, which is available.

**P-07-07-01.** BRR, LLC, 1904 Foxcliff North, Martinsville, IN.

Requested to rezone property from PUD (Plan Unit Development) to R-2 (One and Two Family Residential) at the Mark and Phil McDaniel's 1st Subdivision at the end of West Washington Street.

Ross Drapalik made the presentation to the Plan Commission. Mr. Drapalik distributed drawings of the area. This request had been tabled at the previous meeting. Previously, the petitioners had asked for Lots 14-25 to be zoned PUD and to allow only senior citizens. At this time, Mr. Drapalik's clients would like the area to be rezoned R-2. There had not been a great demand by senior citizens and only two units were occupied. However, the developers had decided the best solution would be to amend the request and keep the area zoned as PUD but change the age restriction so that there would be no age limit. The project would then be continued as originally planned. It was felt that by eliminating the age restriction, the units would become more marketable.

City Engineer Ross Holloway said that he preferred that the area stay zoned as PUD with no age restriction instead of changing the zoning to R-2.

**REMONSTRATORS:** None.

**MOTION:** Joanne Stuttgen made a motion to approve the request to amend the PUD (Plan Unit Development) at the Mark and Phil McDaniel's First Subdivision at the end of West Washington Street. The motion was seconded by Terry Collier and passed unanimously.

Mr. Ross Drapalik on behalf of BRR, LLC formerly withdrew the petition for rezoning of the Plan Unit Development to R2.

**P-07-08-01.** Wal-Mart Stores, 1301 S.E. 10<sup>th</sup> Street, Bentonville, AR., 72716-0355. Requested a division of Lot #18 in the Grand Valley Center to create a separate lot for the existing Murphy Oil Service Station. The Wal-Mart Store, 410 Grand Valley Boulevard will be Lot #18a and the new lot for Murphy Oil will be Lot 18b, with an address of 298 Grand Valley Boulevard.

Mr. James Tibbitt made the presentation to the Plan Commission. Drawings were distributed to the Commission. Mr. Tibbitt represented Wal-Mart and Murphy Oil. In 2003-04 the Wal-Mart and Murphy Station were built. All the plans and infrastructure were approved. At the time, there was an agreement between Murphy Oil and Wal-Mart that Murphy Oil would lease the property from Wal-Mart. Since that time, Wal-Mart has decided they do not want all the insurance, risks, and the lease. They want to transfer that title to the Murphy Oil Company. This is the reason for wanting to separate the lot into Lot #18a and #18b.

Ross Holloway, City Engineer, stated that the plans were very good. Mr. Holloway said he would like the previous documents to be referenced.

**REMONSTRATORS:** None.

**MOTION:** Ross Holloway made a motion to approve the division of Lot #18 in the Grand Valley Center to create a separate lot for the existing Murphy Oil Service Station. The Wal-Mart Store, 410 Grand Valley Boulevard, will be Lot #18a and the new lot for Murphy Oil will be Lot 18b, with an address of 298 Grand Valley Boulevard. The motion was seconded by Douglas Arthur and passed unanimously.

**GUEST SPEAKER:** Steve Wyatt, Bloomington Restorations, Inc.

**ADJOURNMENT:** There being no further business, the meeting adjourned.

**NEXT MEETING:** The next regularly scheduled meeting will be at 7:00 PM, Tuesday, September 25, 2007.

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David Trout, Chairman

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Marilyn Siderewicz, Secretary

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Douglas Arthur

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Grady Howard

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Rod Bray, Attorney

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Shirley Fleck

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Ross Holloway

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Joanne Stuttgen

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David Barger (ABSENT)

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Tom Williams (ABSENT)

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Mike Kirsch

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Terry Collier